

89 000 €

Contact agency

PEPS'IMMO

4456 d568

13220 Châteauneuf-les-Martigues

06 62 07 03 99 / catherine@pepsimmo13.fr

For sale apartment

Surface of the living : 15 m<sup>2</sup>

Year of construction : 1965

Exposition : Ouest

Hot water : Collective

Features :

double glazing, Visitor Parking

2 bedroom

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

11/04/2025 - Prix T.T.C



## Apartment 247 Marignane

3-room apartment of approximately 60 m<sup>2</sup> Rental investment with good rental profitability in Marignane Investors, don't miss this rare opportunity! This 2-bedroom apartment of approximately 60 m<sup>2</sup>, located in the Parc Saint-Georges area of Marignane, is in excellent condition and offers attractive rental income. With a current rent of €820 including charges and tenants in place for over 8 years, this property guarantees you a stable and immediate income. Highlights: \* Profitability: The apartment currently generates a rent of €820 including charges, with tenants in place for more than 8 years, guaranteeing rental stability and an attractive return. \* Location: Close to schools (nursery, primary, middle, high school), bus stops, shops and town center. \* The property: In good condition, no work required, and offering a sunny balcony to enjoy the outdoors. Don't delay! Contact Mélisse TEKIN today at 07 67 50 83 27 to arrange a viewing! Monthly charges include a provision for cold water, hot water, heating and maintenance of common areas. Co-ownership of 216 lots (no proceedings in progress). Ad reference: 247 Selling price: €89,000 including tax Agency fees are the responsibility of the seller. Date of completion of the energy diagnosis: Energy display information on this property: DPE: E (reference index: 328) and GES: D (reference index: 43) Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This real estate advertisement was written under the



216 lots in the condominium 89 000 € fees included